

042.A

0002

0094.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

572,000 / 572,000

USE VALUE:

572,000 / 572,000

ASSESSED:

572,000 / 572,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		PALMER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ENGELS BORIS &	
Owner 2: FIKET MAJA	
Owner 3:	

Street 1: 94 PALMER STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: HILL PARK CIR LLC -
Owner 2: -
Street 1: 100A THOMPSON FARM
Twn/City: BEDFORD
St/Prov: MA
Postal: 01730

NARRATIVE DESCRIPTION
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Wood Shingle Exterior and 1020 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7283																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	572,000			572,000		
							315315
							GIS Ref
							GIS Ref
							Insp Date
							06/01/18

PREVIOUS ASSESSMENT								Parcel ID	042.A-0002-0094.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	572,000	0	.	.	572,000		Year end	12/23/2021
2021	102	FV	502,700	0	.	.	502,700		Year End Roll	12/10/2020
2020	102	FV	495,300	0	.	.	495,300	495,300	Year End Roll	12/18/2019
2019	102	FV	515,700	0	.	.	515,700	515,700	Year End Roll	1/3/2019
2018	102	FV	456,200	0	.	.	456,200	456,200	Year End Roll	12/20/2017
2017	102	FV	416,000	0	.	.	416,000	416,000	Year End Roll	1/3/2017
2016	102	FV	416,000	0	.	.	416,000	416,000	Year End	1/4/2016
2015	102	FV	418,100	0	.	.	418,100	418,100	Year End Roll	12/11/2014

SALES INFORMATION			TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
HILL PARK CIR L	63283-453		2/18/2014		426,000	No	No	
SULLIVAN PATRIC	59228-184		6/4/2012	Convenience	476,000	No	No	104 SALE/ See Master 60890-1

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
5/19/2015	507	Insulate	2,100						6/1/2018	Measured	DGM	D Mann											
									3/13/2014	NEW CONDO	PC	PHIL C											

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS								SKETCH														
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good																									
Sty Ht: 1 - 1 Story				A Bath:	Rating:																									
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																									
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																									
Frame: 1 - Wood				1/2 Bath:	Rating:																									
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																									
Sec Wall:	%			OthrFix:	Rating:																									
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID																						
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid				Desc:				# Units														
Color: WHITE				A Kits:	Rating:			Level				FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							
View / Desir: D - AVGD				Frl:	Rating:			Other																						
GENERAL INFORMATION				WSFlue:	Rating:			Upper																						
Grade: C+ - Average (+)				CONDO INFORMATION				Lvl 2																						
Year Blt: 1925	Eff Yr Blt:			Location:				Lvl 1																						
Alt LUC:	Alt %:			Total Units:				Lower																						
Jurisdict: G15	Fact: .			Floor: 2 - 2nd Floor				Totals				RMs: 6	BRs: 3	Baths: 1	HB															
Const Mod:				% Own: 50.000000000				REMODELING				No Unit	RMS	BRS	FL															
Lump Sum Adj:				Name:				Interior:				1	6	3																
INTERIOR INFORMATION				DEPRECIATION				Additions:																						
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			Kitchen:																						
Prim Int Wal: 2 - Plaster				Functional:				Baths:																						
Sec Int Wall:	%			Economic:				Plumbing:																						
Partition: T - Typical				Special:				Electric:																						
Prim Floors: 3 - Hardwood				Override:				Heating:																						
Sec Floors:	%			Total:	4.6 %			General:																						
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES																						
Subfloor:				Basic \$ / SQ: 305.00				Rate	Parcel ID	Typ	Date	Sale Price																		
Bsmnt Gar:				Size Adj.: 1.35000002																										
Electric: 3 - Typical				Const Adj.: 1.07800221																										
Insulation: 2 - Typical				Adj \$ / SQ: 443.867																										
Int vs Ext: S				Other Features: 66359																										
Heat Fuel: 1 - Oil				Grade Factor: 1.10																										
Heat Type: 5 - Steam				NBHD Inf: 1.04999995																										
# Heat Sys: 1				NBHD Mod:					WtAv\$/SQ:		AvRate:		Ind.Val																	
% Heated: 100				LUC Factor: 1.00																										
Solar HW: NO	Central Vac: NO			Adj Total: 599565					Juris. Factor: 1.00		Before Depr: 512.67																			
% Com Wal	% Sprinkled			Depreciation: 27580					Special Features: 0		Val/Su Net: 560.78																			
				Depreciated Total: 571985					Final Total: 572000		Val/Su SzAd: 560.78																			
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:																		
SPEC FEATURES/YARD ITEMS				PARCEL ID 042.A-0002-0094.0												SUB AREA				SUB AREA DETAIL										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten	
More: N	Total Yard Items:				Total Special Features:				Total:										GLA	Gross Liv Ar	1,020	443.870	452,745							